

STAFF REPORT

July 5, 2001

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**PLAT #01PL058 - Final Plat**

**ITEM 56**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Skyline Pines Development L.L.C.
REQUEST	<b>PLAT #01PL058 - Final Plat</b>
LEGAL DESCRIPTION	Tract C Revised of SW1/4 of Section 11, Skyline Drive Right-of-Way, and Block 1 of Skyline Pines Subdivision (formerly Tract C of SW1/4 of Section 11, a portion of the W1/2 of the SW1/4, a portion of the SE1/4 of the SW1/4 of Section 11, and a portion of the E1/2 of the SE1/4 of Section 10) located in the E1/2 of the SE1/4 of Section 10, the SE1/4 of the SW1/4, and the W1/2 of the SW1/4 of Section 11, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota and Lots 1 thru 10 of Block 2, Lots 1 thru 14 of Block 3, and Lot 1 of Block 4, Skyline Pines Subdivision (formerly a portion of the SW1/4 of Section 11, T1N, R7E, B.H.M.) located in the SW1/4, Section 11, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 142.79 acres
LOCATION	Approximately one-quarter mile north of the intersection of Tower Road and Skyline Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	General Agriculture District
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Planning Commission approval, the applicant shall submit engineering plans for the off-site sanitary sewer for review and approval;

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2. Prior to Planning Commission approval, the applicant shall submit a cost estimate for the entire construction cost of all subdivision improvements for review and approval;
3. Prior to City Council approval, the applicant shall complete all erosion control measures as identified on the engineering plans;
4. Prior to City Council approval, the applicant shall provide documentation from all affected utility companies stating they do not object to vacating the section line highway;

Emergency Service Communication Center Recommendations:

5. Prior to City Council approval, the applicant shall submit a revised name for Kini Court for review and approval and the plat document shall be revised to identify the approved name;

Urban Planning Division Recommendations:

6. Prior to City Council approval, the applicant shall pay the required Subdivision Inspection fees; and,
7. Prior to Final Plat approval by the City Council, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.
8. **Prior to City Council approval, the applicant shall identify a 100 foot building restriction easement along the Skyline Drive for those lots on the east side of Skyline Drive.**

GENERAL COMMENTS: The applicant is requesting to plat twenty-four lots for the Skyline Pines Subdivision. The property is located on both sides of Skyline Drive one quarter mile north of the intersection of Tower Road and Skyline Drive. The majority of the property is located on the east side of Skyline Drive with approximately thirty-five (35) acres located on the west side of Skyline Drive. The property is accessed from both Skyline Drive and Sandstone Lane. The property on the east side of Skyline Drive is characterized by several large, timbered, draws with open meadow areas. A large draw runs north to south through the middle of the property. The property on the west side of Skyline Drive is characterized by steep grassy slopes with numerous rock outcroppings.

The City Council approved a Preliminary Plat for the property on October 16, 2001. The Preliminary Plat identified thirty-four lots which included lots on both sides of Skyline Drive. The applicant is proposing to plat a portion of the lots on the east side of Skyline Drive. The developer is platting the entire area on the west side into one block at this time.

STAFF REVIEW : Staff has reviewed the Final Plat and has identified the following considerations:

Erosion Control - The development of the subdivision required extensive grading of the property. A number of large cut and fill sections were required to construct the local street. This left large areas of disturbed soil susceptible to erosion. The applicant has not completed all the erosion control measure as identified on the construction plans. There have been

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serious erosion problems on the property with the recent rain storms. The Engineering Staff has been working with the contractor to get the erosion control measures installed. At this time those measure have not been completed. Staff is requesting that these improvements be installed before the Final Plat is approved.

Street Name - The Emergency Service Communication Center has identified that the proposed street name of "Kini Court" is not acceptable. They have identified that the pronunciation of "Kini" is too similar with "Kinney" which is already a street name within Rapid City. A new name needs to be submitted for review and approval.

Sanitary Sewer - The applicant has proposed an alternative alignment for the off-site sanitary sewer main that connects to the sewer main in Fairmont Boulevard to the east. This was approved in conjunction with the development plans for the Skyline Pines East Development. At this time, Staff has not received any engineering plans for the new alignment. These plans need to be submitted for review and approval before Planning Commission approval.

Skyline Drive - The Skyline Drive corridor has been identified as an important asset to the community. The applicant had originally identified a series of one hundred foot (100') setbacks for structures from the Skyline Drive right-of-way as part of the Layout Plat. The intention of these requirements is to provide view corridors from Skyline Drive and avoid the location of structures close to the right-of-way which may result in a narrow view corridor along Skyline Drive. However, the applicant has not included these setback requirements as part of the Final Plat. There was no requirement for the increase setback but was identified as a way of maintaining the visual appearance of the Skyline Drive corridor. There is no requirement for the additional setback, so Staff is not requiring the additional setback be added to the plat.